

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant	MR MARIO KREFT	Code Number	GWE P/2022/0151
Agent	MR MARK ROBERTS MCCORMICK ARCHITECTURE LTD THE MOORINGS ROWTON BRIDGE ROAD CHRISTLETON CHESTER CH3 7AR	Date Received	14/02/2022
		Decision Date	04/09/2023

Town and Country Planning Act, 1990

Location of application

PENDINE PARK NURSING HOME, SUMMERHILL ROAD, STANSTY, WREXHAM, LL11 4YE

Description of application

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In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

Revision	Date	Description of Decision
0	04/09/2023	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the following plans, drawings and documents:
A(050)06 Revision A;
A(200)03 Revision D: PROPOSED SITE PLAN;
A(200)04 Revision B: PROPOSED ENLARGED PART SITE PLAN;
A(200)05 Revision A: ENLARGED PARKING & ROADS;
A(200)06 Revision B: PROPOSED TREE REMOVAL PLAN;
A(200)07 Revision D: PROPOSED LANDSCAPING PLAN;
Drawing no.1b: GROUND FLOOR PLAN;
Drawing no. 2b: FIRST FLOOR PLAN;
Drawing no. 3: ELEVATIONS;
Drawing no. 4: ELEVATIONS rear and side;
Drawing no. 5: ELEVATIONS courtyard;
PERMACRI 1.5m-2.0m High Permacrib 1050 model;
PERMACRI 4.5 High Permacrib 1650 model;
Greenface 4m High Greenface Slope; and
McCormick Architecture Full Planning Application Hard & Soft
Landscaping Guide Revision B dated 21 July 21 July.
3. No external lighting shall be installed on the development other lighting specified in the following:
External lighting details shown in: 538915 - Pendine Care New Care Home; and Drawing no. 538915-00 PROPOSED LIGHTING LAYOUT.
4. The measures specified in Section 3: Amphibian Avoidance Measures, Section 5 Biosecurity Risk Assessment and Section 6 Badger Mitigation Measures of the Kingdom Ecology Ecological Mitigation and Management Plan dated 23rd June 2023 shall be implemented before development commences and shall thereafter be retained until all construction and external site works have been completed.
5. The measures specified in Section 4 Bat and Bird Mitigation Plan of the Kingdom Ecology Ecological Mitigation and Management Plan dated 23rd June 2023 shall be implemented prior to the first use of the development hereby permitted. The measures shall thereafter be permanently retained.
6. The development shall be carried out in strict accordance with the Arboricultural Method Statement ref no 15/AMS/WXM/175 - Tree Solutions Ltd.

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7. Soft landscaping shall be carried out in accordance with the details shown on drawing no. A(200)07 Revision D in the first planting season (November to March) or seeding season (April to September) following the first use of the development hereby permitted.
8. Within three months of the commencement of development a Landscape and Habitat Management scheme shall be submitted for the written approval of the Local Planning Authority. Landscape and Habitat Management shall thereafter be carried out in strict accordance with the approved scheme.
9. The vehicular parking and turning areas as shown on approved drawing no. A(200)03 Revision D: PROPOSED SITE PLAN shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
10. The development shall not be occupied until:
 - i. The solar PV Panels shown on drawing no. 3: ELEVATIONS have been installed; and
 - ii. Air Source Heat Pumps have been installed in accordance with details first submitted to and approved in writing by the Local Planning Authority.
 The approved details shall be retained thereafter.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
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5. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan and to ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.
6. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and to protect wildlife interests, which are afforded special protection in accordance with Policies PS2, GDP1 and EC6 of the Wrexham Unitary Development Plan
9. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
10. To maximise the use of low carbon and renewable engorge in accordance with policies SP18 and RE1 of the draft Wrexham Local Development Plan.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm